



**1808 Meadowbrook Gate SE
Airdrie, Alberta**

MLS # A2269704



\$585,000

Division: Meadowbrook

Type: Residential/House

Style: Bi-Level

Size: 1,340 sq.ft. **Age:** 1993 (33 yrs old)

Beds: 5 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.10 Acre

Lot Feat: Cul-De-Sac, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)

Inclusions: Freezer in Garage, Rain Barrel, Bird Bath, Shelving in Garage, Shed, Clothesline, BBQ

Welcome to this lovely Bi-Level in the fantastic Community of Meadowbrook. This Home has seen many Updates including: TRIPLE PANE WINDOWS, Kitchen renovation (2012), and Gorgeous Hardwood Flooring. When you arrive, you will immediately notice the Over-length Driveway and the Oversized Windows in the Front Living Room. This Bi-Level boasts a Spacious Living Room off the Entry with Vaulted Ceilings and Oversized Triple Pane Windows that bathe the Home with Natural Light. With only 6 steps leading you to the Main Level, you will enjoy the Renovated Kitchen that features a Vaulted Ceiling with a skylight, Solid Wood Cabinetry including a Custom Cabinet with Shelving and extra power, Pantry, Island with lots of extra storage and space for 2 stools, a Breakfast Nook and access to the Deck. The Dining Room holds a larger table and overlooks the Living Room. The Primary Bedroom can hold a King Bed, has a Walk-in Closet and a 4 Pc Ensuite with Jacuzzi Tub. 2 Additional Bedrooms and a 4 pc Bathroom complete the Main Level. The Lower Level has a Huge Recreation Room with SUNSHINE WINDOWS and a Corner Fireplace that has a blower fan, Bedrooms 4 and 5, the Large Laundry Room with Half Bath, and a Massive Crawl Space for extra Storage. The Yard is Fully Fenced, has mature trees, a Storage Shed, and the Deck with Vinyl deck boards is enclosed below for extra storage. The 20 x 19' Garage is insulated and drywalled on the exterior walls. This Home also has a gas line for bbq. This Home is on a quiet and low traffic street with super easy access to the walking trails. Ready for a QUICK POSSESSION if needed. Book your showing today and make it yours.